



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number:
P.C. 11/18/02 Item:

File Number:
GP02-06-04

Council District and SNI Area:
6 – N/A

Major Thoroughfares Map Number:
82

Assessor's Parcel Number(s):
282-01-024 and -025

Project Manager: Deanna Chow

GENERAL PLAN REPORT

2002 Fall Hearing

PROJECT DESCRIPTION:

General Plan amendment request to change the Land Use/Transportation Diagram designation from Medium Low Density Residential (8.0 DU/AC) to High Density Residential (25-50 DU/AC) on 0.63 acres.

LOCATION: North side of Moorpark Avenue, approximately 200 feet east of MacArthur Way

ACREAGE: 0.63

APPLICANT/OWNER:

The Schoennauer Company and Bret Hoefler/Bret Hoefler

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Medium Low Density Residential (8.0 DU/AC)

Proposed Designation: High Density Residential (25-50 DU/AC)

EXISTING ZONING DISTRICT(S): Unincorporated County

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Vacant land and Highway 280 – Medium Low Density Residential (8.0 DU/AC)

South: Valley Medical Center – Public/Quasi-Public

East: Multi-family residential – Medium Low Density Residential (8.0 DU/AC)

West: Multi-family residential – Medium Low Density Residential (8.0 DU/AC)

ENVIRONMENTAL REVIEW STATUS:

Mitigated Negative Declaration

PLANNING STAFF RECOMMENDATION:

Medium High Density Residential (12-25 DU/AC) on 2.1 acres.

Approved by:
Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- Department of Transportation – The proposed land use change is not expected to result in a long term traffic impact.
- Department of Public Works – The site is not in a Flood Zone, Geologic Hazard Zone, State Landslide or Liquefaction Zone. It has adequate storm capacity and the sanitary capacity is provided by the West Valley Sanitation District.
- State Department of Transportation – If there is a need to perform any work or traffic control within the State right-of-way (Highway 280), an encroachment permit would be required.

GENERAL CORRESPONDENCE:

None received.

ANALYSIS AND RECOMMENDATIONS:

PROJECT DESCRIPTION

This is a privately initiated General Plan amendment to the *San Jose 2020 General Plan* Land Use/Transportation Diagram from Medium Low Density Residential (8.0 DU/AC) to High Density Residential (25-50 DU/AC) on a 0.63-acre site located on the north side of Moorpark Avenue, east of MacArthur Way. The proposed High Density Residential (25-50 DU/AC) land use designation is typified by three to four story, multi-family residential developments. The applicant is proposing the amendment to provide incentive for redevelopment of the property in the future.

BACKGROUND

Site and Surrounding Uses

The site is developed with 14 apartment units separated in two buildings with access from Moorpark Avenue, an arterial street. The parcels are narrow, deep lots. The site is surrounded by other two-story, multi-family residential buildings to the west and east. This multi-family housing includes fourplexes to the west built in the early 1950s on quarter-acre lots and small cottage apartments built in the 1940s to the east on a triangular parcel. Other units along Moorpark Avenue are of a similar boxy, two-story character and age, dating from the late 1940s and 1950s. The existing multi-family uses on the amendment site and adjacent properties are inconsistent with the existing Medium Low Density Residential (8.0 DU/AC) General Plan designation. A vacant parcel designated Medium Low Density Residential (8.0 DU/AC) is located to the north and Valley Medical Center is located to the south, across Moorpark Avenue.

The site is located within the unincorporated area of Santa Clara County. Because the site is greater than 300 feet along a public street from property within the City of San Jose's jurisdiction, the site does not qualify for annexation if future redevelopment of the site were to occur. Redevelopment of the site would likely trigger a deferred annexation agreement, meaning that annexation would be required when/if the

site becomes within 300 feet of City property (due to neighboring properties annexing). Assuming that the site is not able to annex, a future development would be processed under the County's jurisdiction. Due to an agreement between the City and the County, the County would adhere to the City's General Plan land use designation during the development review process. A future project would, however, not be required to adhere to the City's development standards, including the Residential Design Guidelines.



Aerial view of the subject site



Southern portion of subject site, along Moorpark Avenue



Several cottages on property immediately to the east, along Moorpark Avenue



Subject site and property to the west, along Moorpark Avenue

ANALYSIS

Policy Consistency/Land Use Compatibility

The subject site is located in an area that is separated by Highway 280 from the predominantly single-family residential neighborhood to the north. The area to the south of Highway 280 is a mix of institutional uses, such as Valley Medical Center and San Jose City College, and residential uses, such as fourplexes, small apartment complexes and single-family residences. In the immediate vicinity of the site, multi-family residences are located along Moorpark Avenue and single-family residences are located on a residential street north of the existing apartments (Central Way).

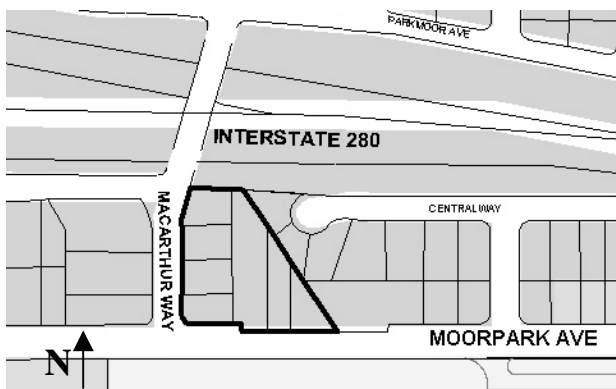
The existing General Plan designation of Low Density Residential (8.0 DU/AC) is not reflective of the existing uses on the site and for a majority of the block along Moorpark Avenue between MacArthur Way and Central Way. These sites were developed under the County's jurisdiction during the early 1950s,

prior to any Redevelopment Agreement between the County and City, which became effective in 1983. General Plans from the 1970s indicate that this area was designated single-family residential, likely to reflect the general single-family character of the larger area. The General Plan designation for the subject site has remained unchanged since then.

Moorpark Avenue is a heavily traveled four-lane arterial road. Ingress and egress to the subject site is from Moorpark Avenue. A change to a multi-family residential land use designation is considered appropriate given the proximity to Highway 280, the larger institutional uses neighboring the site and the site's access from Moorpark Avenue. The proposed designation of High Density Residential (25-50 DU/AC) is typified by three and four-story apartments or condominiums over parking. This designation is planned primarily for locations near the Downtown Core Area, near major commercial centers with ready access to freeways and/or expressways, or in the vicinity of rail transit. The subject site is not near the Core Area, light rail, or major commercial centers with ready freeway access. Development in the 25-50 DU/AC range on this site 0.63-acre site alone is not appropriate absent a review of the larger area along Moorpark Avenue. Such density is also not desirable since the project would not be subject to the City's development review process.

The site has good freeway access, is located on a major arterial street, and surrounded primarily by multi-family residences. Given these factors, the more appropriate designation is Medium High Density Residential (12-25 DU/AC). This designation is typified by two-story apartments and condominiums with surface parking and planned primarily for locations on major streets and near major activity centers. The recommended designation is consistent with the existing use and other adjacent multi-family residential uses along Moorpark Avenue and would allow for future redevelopment.

Staff is also recommending to change the land use designation for sites located on the northeast corner of MacArthur Way and Moorpark Avenue and the parcel to the east of the subject site from Medium Low Density Residential (8.0 DU/AC) to Medium High Density Residential (12-25 DU/AC) to reflect existing uses and/or facilitate future redevelopment of these properties. At this time, staff is not proposing land use changes to the remainder of parcels along Moorpark Avenue to Central Way pending further study of the larger area at some time in the future.



Staff's recommended expanded area

The change in Land Use/Transportation Diagram would reinforce several of the General Plan's Major Strategies, including Growth Management, Housing, and Sustainable City. These strategies support the increase of residential densities in appropriate locations, the provision of a variety of housing types for various economic segments, and the efficient use of existing infrastructure in infill, urbanized areas.

Furthermore, the change in land use designation would be consistent with several of the General Plan's Goals and Policies. The proposed General Plan amendment would be consistent with Residential Land Use Policy #3, which states that higher density residential should be distributed throughout the community. The proposed General Plan amendment addresses the opportunity to meet the need to increase the housing supply. Residential Policy #9 states that when changes in residential densities are proposed, the City should consider such factors as neighborhood character and identity, compatibility of land uses, impacts to services and facilities and accessibility to

transit facilities. The recommended Medium High Density Residential (12-25 DU/AC) is consistent with this policy as it would allow development that is compatible with the character of surrounding multi-family residential units built at similar densities.

ENVIRONMENTAL

The mitigated Negative Declaration was protested. A Public Hearing on the protest of the Negative Declaration will be held prior to Planning Commission consideration of this amendment. A separate staff report addresses the issues raised in the protest.

PUBLIC OUTREACH

The property owners and occupants within a 1,000-foot radius were sent a newsletter regarding the two community meetings that were held on October 8 and 10, 2002. They also received a notice of the public hearings to be held on the subject amendment before the Planning Commission in November and City Council in December. In addition, the Department's web-site contains information regarding the General Plan process, amendments, staff reports, and hearing schedule. This site is used by the community to keep informed of the status of the amendments.

In a telephone conversation, a community member expressed concern regarding more housing being exposed to danger such as fire at the Santana Row development.

RECOMMENDATION

Planning staff recommends Medium High Density Residential (12-25 DU/AC) on an expanded 2.1-acre site.

Attachments

PBCE002/GP_Team/2002Annual Review/Staff Reports/Fall Review/GP02-06-04.sr.doc